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HILLSIDE

COMMUNITY PROFILE

BERKELEY PLANNING DEPARTMENT

NOVEMBER 1974   MASTER PLAN REVISION PROGRAM

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- <u>PURPOSE</u>

The community profiles present a comprehensive picture of each study area
in Berkeley as well as of the City in general. Twenty-one study areas
have been outlined by the Planning Department's Master Plan Revision
Program based on previous studies by the Planning Department itself and
Neighborhood Traffic Study as well as the traditional census tracts and
natural physical boundaries. The most current data available has been
assembled in an effort to provide an indication of the overall condition
of each area. No significant data within the categories was collected
for the Waterfront study area, since it is almost totally vacant land.)
This information will serve to:

1. Assist in the identification of problems and in the development
    of policies and programs.

2. Meet the demand expressed by City departments and other public
    and private groups for socio-economic data on a spatial basis.

3. Aid in fulfilling the application requirements of certain Federal
    assistance programs.

4. Assist the City Council in overall policy planning and budgeting,
    when it reviews certain proposals for City funds and allocates
    resources among proposed programs.
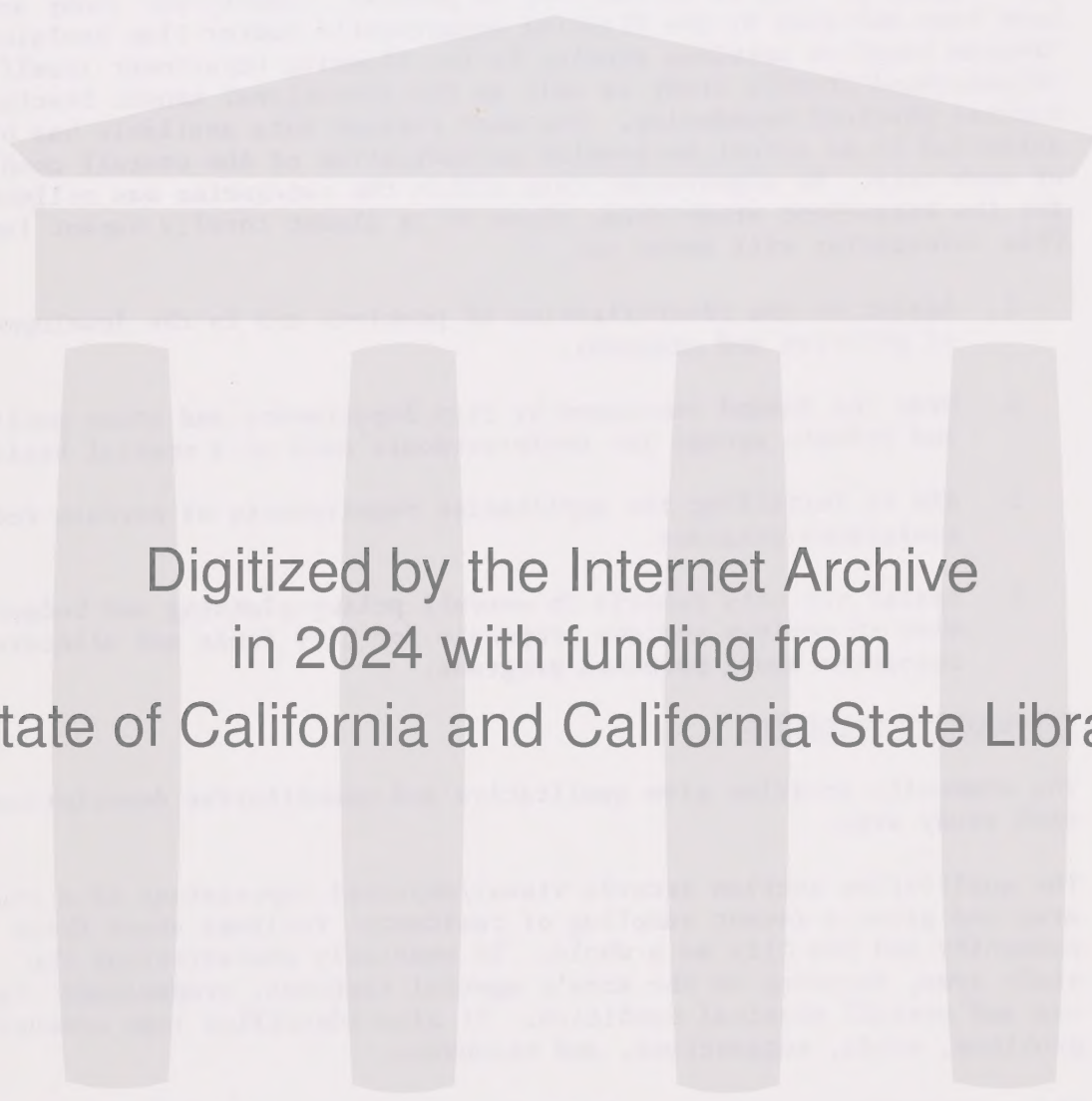
- <u>INFORMATION COLLECTED</u>

The community profiles give qualitative and quantitative descriptions of
each study area.

The qualitative section records visual/physical impressions of a study
area and gives a recent sampling of residents' feelings about their
community and the City as a whole. It concisely characterizes the
study area, focusing on the area's special features, predominant land
use and overall physical condition. It also identifies some community
problems, needs, suggestions, and resources.

The quantitative section consists of some 80 statistical indicators
which have been divided into five composite groups: population, economic,
housing, social, and transportation indicators. The wide range of
indicators provides a rough diagnostic method for identifying and compar-
ing areas with concentrated problems.

- <u>INFORMATION SOURCES</u>

The qualitative description of each study area is based almost exclusively
on information gathered at community meetings and in interviews and
telephone conversations with residents of the area during the summer
and fall of 1974. This information therefore represents current issues
and concerns as perceived by the residents.

The main information source for the quantitative indicators is the 1970 U.S. Census supplemented with data from the various City departments (Police, Health, Planning, Parks and Recreation, Public Works, etc.) and other groups (Chamber of Commerce, Board of Realtors, Center for Independent Living, neighborhood associations, etc.). Most of the 1970 census data may be out of date, so that a continuous updating of information is necessary if the community profiles are to retain their full usefulness.

Most policy and program decisions made by citizens and City officials are based on information that is both quantitative and non-quantitative. The development of an expanded urban information system, based on the general framework of the community profiles, would ensure the accuracy and relevance of such information. The profile framework can be expanded as data needs and data availability are recognized, so that new urban indicators will be added as the understanding of socio-economic relationships increases.

TENTATIVE STUDY AREAS OF BERKELEY

1. WEST BERKELEY AREA
2. WESTBRAE-NOBBS AREA
3. COW HOLLOW AREA
4. NORTH BERKELEY AREA
5. THOUSAND OAKS AREA
6. HILL AREA
7. HILLSIDE AREA
8. NORTHGATE AREA
9. DOWNTOWN AREA
10. SOUTH CAMPUS AREA
11. CLAREMONT-ELMWOOD AREA
12. WILLARD PARK AREA
13. BATEMAN AREA
14. LE CONTE AREA
15. SAVO ISLAND AREA
16. FLATLANDS AREA
17. McGEE AREA
18. SUDS AREA
19. SAN PABLO AREA
20. SOUTH BERKELEY
    MODEL CITIES AREA
21. WATERFRONT AREA

BERKELEY
ALAMEDA COUNTY
CALIFORNIA

HILLSIDE

QUALITATIVE DESCRIPTION

- DESCRIPTION OF THE AREA

The Hillside Neighborhood, as the name suggests, sits on the Hillside
of North Berkeley. It consists of two quite distinctive elements.
The area from Shattuck to Oxford Streets is commercially developed
along Shattuck /Walnut/Vine with the Berkeley Unified School District
offices along Walnut. The main arterials of Oxford and Cedar Streets
intersect this section. Located on gently sloping terrain with easy
access to the University, the area houses many students in older and
new apartment buildings. This area also has some of the City's finest
old victorians, some of which have been converted to multi-unit hous-
ing, others to commercial use. It is much more dense and more highly
trafficked than the area between Oxford and Euclid Streets. Here
newer single family residences line the more steep, narrow, and wind-
ing streets. The residents of Hillside have good access to parks with
Live Oak Park and the Cordonices Park/Rose Garden within their bound-
aries. These are two of the largest and finest parks in Berkeley with
Live Oak Park offering many recreational and cultural activities.

- COMMUNITY ISSUES AND CONCERNS

Each hillside area is organized to deal with the specific problems of
their particular neighborhood. Residents enjoy good communication
and community identification. In the Oxford Street area encroaching
commercial uses with the related noise and litter are the major pro-
blems. Because Oxford and Cedar Streets function as arterials, too
much traffic invades the neighborhood. Many residents of lower hill-
side would like to see their neighborhood remain primarily residential
by stopping new commercial development. They would also like incen-
tives to limit use of the automobile and to cut traffic through their
neighborhood. Traffic is also a problem for upper Hillside residents
along the corridors of Spruce and Euclid. The upper hillside resi-
dents are especially concerned about taxes. Higher assessments on
R-1 (single family) zoned homes may force middle income families to
leave when they can no longer afford to pay the taxes on their homes.
The upper hillside residents want the City to put an end to bootleg
apartments in the hills and Hillside areas. They feel these units
have an adverse effect on the neighborhood, and are illegal and some-
what responsible for increased tax assessments.
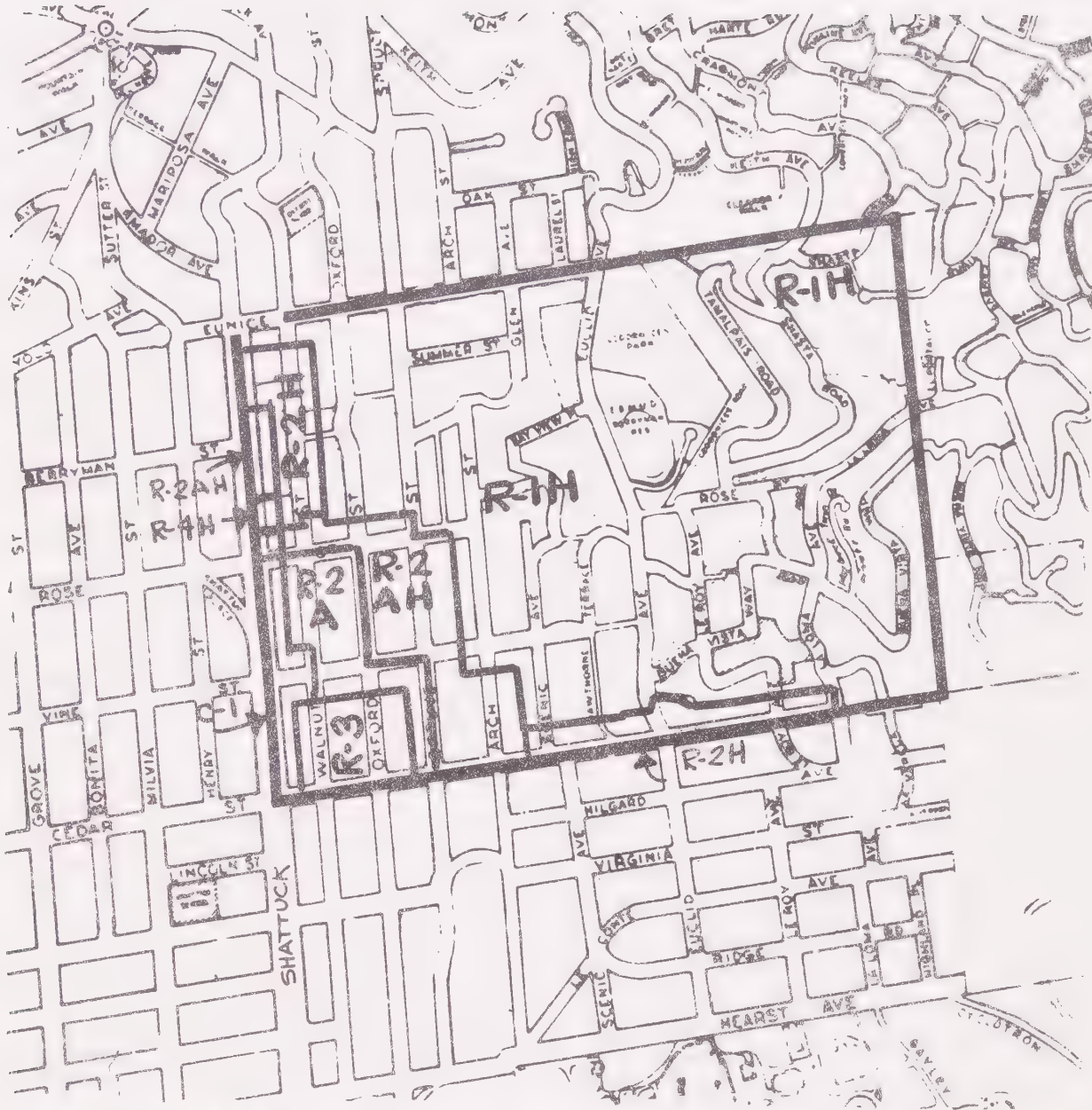
ZONING MAP of HILLSIDE AREA

AREA 7 LEGEND:

    R-1H   SINGLE FAMILY RESIDENTIAL COMBINED HILLSIDE

    R-2H   RESTRICTED TWO-FAMILY RESIDENTIAL COMBINED HILLSIDE

    R-2A   RESTRICTED MULTIPLE-FAMILY RESIDENTIAL

    R-2AH RESTRICTED MULTIPLE-FAMILY RESIDENTIAL COMBINED HILLSIDE

    R-3   MULTIPLE-FAMILY RESIDENTIAL

    R-4   MULTIPLE-FAMILY RESIDENTIAL

    C-1   LIMITED COMMERCIAL

    ━━━━━ NEIGHBORHOOD BOUNDARY

    ───── ZONING BOUNDARIES

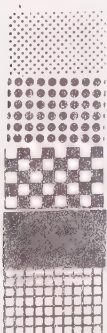0   .1   .2   .3   .4   .5 MILE

CITY OF BERKELEY PLANNING DEPARTMENT

MASTER PLAN PROGRAM - 1974
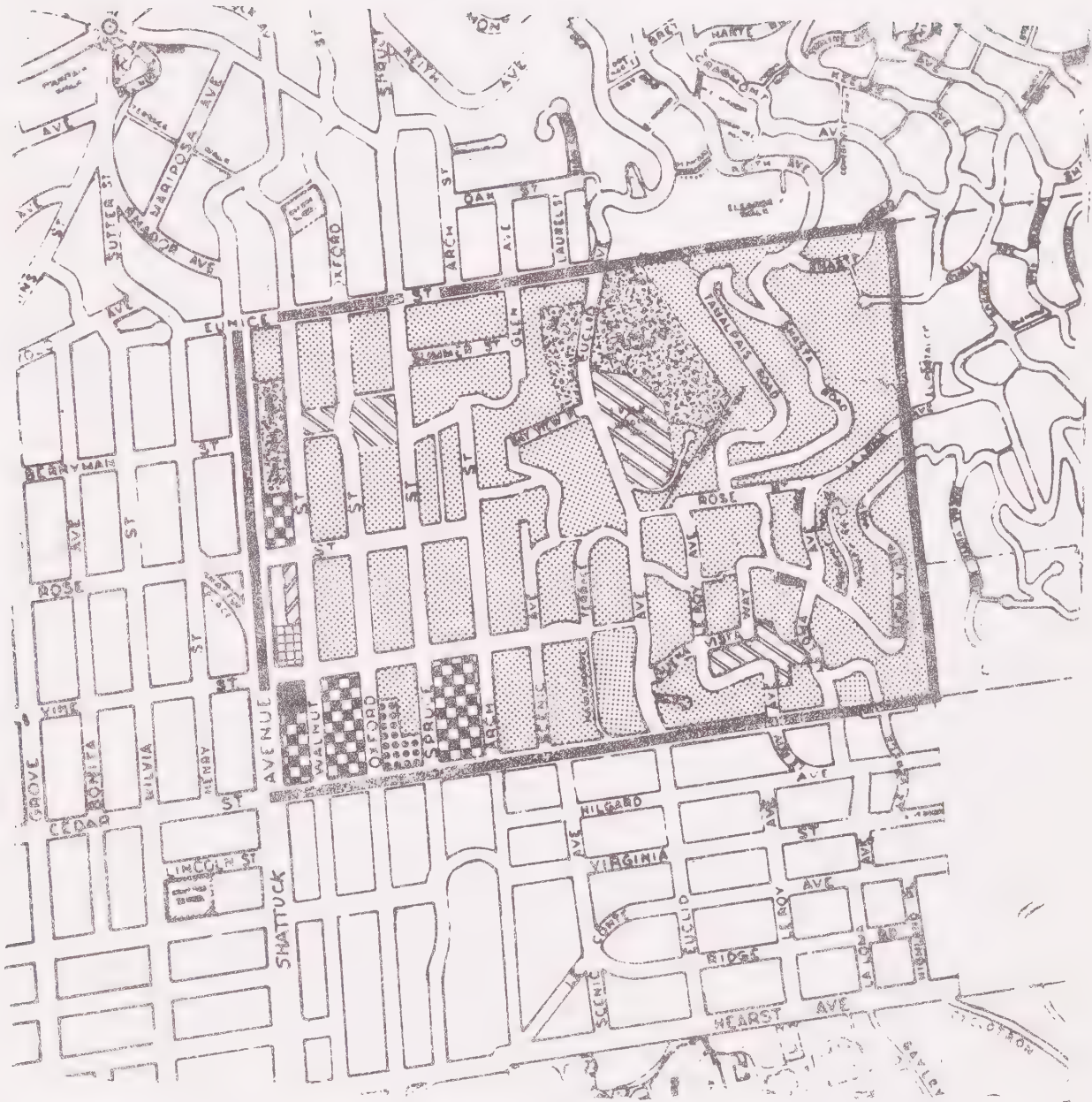
GENERALIZED LAND USE of HILLSIDE AREA

AREA 7 LEGEND: PREDOMINANT USE BY BLOCK

ONE AND TWO FAMILY USE

FIVE OR MORE FAMILY USE

MIXED RESIDENTIAL USE

COMMERCIAL

COMMERCIAL AND RESIDENTIAL

RECREATIONAL

INSTITUTIONAL

VACANT PROPERTY

NEIGHBORHOOD BOUNDARY

0   .1   .2   .3   .4   .5 MILE

-6-

INDICATORS	NUMBER	%
● POPULATION		
All Persons	3577	100.0%
● RACE		
All Races	3577	100.0%
White	3308	92.5
Black	61	1.7
Spanish	63	1.8
Asian and Others	145	4.1
(U.C. Students)	195	5.4
● AGE		
All Ages	3577	100.0%
Under 5 Years	192	5.3
Under 18 Years	640	17.9
18-34 Years	1215	33.9
35-59 Years	988	27.6
62 Years and Over	649	18.1
● EDUCATIONAL ATTAINMENT		
All Persons 25 Years and Over	2269	100.0%
No School	16	.7
8 Years of Elementary School	36	1.5
4 Years of High School	310	13.6
4 Years of College	1373	60.5
● HOUSEHOLD		
All Households	1485	100.0%
1 Person	562	37.8
2 Persons	503	33.9
3 Persons	226	15.2
4 Persons	161	10.8
5 Persons	83	5.6
6 or More Persons	50	3.4
All Families	854	100.0%
Families with Female Head	117	13.7

POPULATION INDICATORS

INDICATORS	NUMBER	%

ECONOMIC INDICATORS

- SIZE OF BUSINESSES

	NUMBER	%
All Wholesale Establishments	1	100%
Less than 5 Employees	1	100
6-10 Employees	0	0
11-25 Employees	0	0
26-50 Employees	0	0
51-100 Employees	0	0
More than 100 Employees	0	0
All Retail Establishments	13	100%
Less than 5 Employees	11	84.6
6-10 Employees	2	15.4
11-25 Employees	0	0
26-50 Employees	0	0
51-100 Employees	0	0
More than 100 Employees	0	0
All Private Service Establishments	5	100%
Less than 5 Employees	5	100
6-10 Employees	0	0
11-25 Employees	0	0
26-50 Employees	0	0
51-100 Employees	0	0
More than 100 Employees	0	0

INDICATORS	NUMBER	%
HOUSING UNITS		
Total Housing Units	1636	100.0%
Occupied Units	1593	97.4
Vacant Units	43	2.6
OCCUPIED UNITS		
All Occupied Units	1593	100.0%
Owner-Occupied Units	622	39.0
Mean Home Value	$38,100	
Renter-Occupied Units	971	61.0
Mean Contract Rent	$172	
BUILDING STRUCTURES		
Number of One-Unit Structures	785	
Number of Structures with 10 or more Units	117	
CONDITION OF HOUSING UNITS		
Total Housing Units	1636	100.0%
Units which are 35 years old and over	821	50.2
Units lacking some/all plumbing facilities	22	1.3
Units lacking complete kitchen facilities	37	2.3
Units with 1 or more persons per room	21	1.3
RENTER HOUSEHOLDS (HH) PAYING 25% OR MORE OF INCOME ON RENT		
All Renter Households (HH)	1593	100.0%
HH paying 25%+ on rent	344	21.6
HH earning < $5,000	228	100.0
HH earning < $5,000 who pay 25%+ on rent	195	85.5
HH earning $5-9,999	236	100.0
HH earning $5-9,999 who pay 25%+ on rent	124	52.5
HH earning $10-14,999	176	100.0
HH earning $10-14,999 who pay 25%+ on rent	22	12.5
HH earning $15,000 +	148	100.0
HH earning $15,000 + who pay 25%+ on rent	3	2.0
RESIDENTIAL DENSITY		
Number of Persons	3577	
Residential Area in Acres	151.1	
Persons Per Acre	23.7	

HOUSING INDICATORS

INDICATORS	NUMBER	%
HOUSING INDICATORS		
• MULTIPLE LISTING SERVICES INFORMATION (1973-1974)		
All Houses for Sale	2	100%
Mean Asking Price	$86,225	
All Houses Sold	1	50
Mean Sale Price	$93,000	
Size of Houses Sold		
All Houses Sold	1	100%
4 Rooms	0	0
5 Rooms	0	0
6 Rooms	0	0
7 Rooms	0	0
8 Rooms	0	0
More than 8 Rooms	1	100
Type of Loan		
All Houses Sold	1	100%
Cash	0	0
Owner-carried	0	0
Conventional	1	100
G.I.	0	0
V.A. or F.H.A.	0	0
Optional or other	0	0
Mean Length of Time Advertised (Months)	3.00	

SOCIAL INDICATORS	INDICATORS	NUMBER	%
	● CRIME		
	A11 Major Offenses	234	100.0%
	Homicide	-	-
	Rape	2	.8
	Robbery	7	3.0
	Aggravated Assault	-	-
	Burglary	80	34.2
	Larceny	127	54.3
	Auto Theft	18	7.7
	● YOUNG ADULTS		
	Juvenile Offenders by Residence	16	
	Juvenile Offenders by Occurence	34	
	16-21 Population Unemployed or Not in School	20	
	● HEALTH		
	V.D. Cases	27	
	T.B.-Related Cases	1	
	Drug Offenses	9	
	Suicide (1970-73)	4	
	Child Abuse (1972-73)	-	
	Infant Mortality (1970-73)	1	
	● SOCIAL SERVICES RESOURCES		
	Child Care Facilities	2	
	Homes for the Elderly	-	
	Health Facilities	1	
	Acreage of Recreation & Park Facilities	19.8	
	● DISABLED POPULATION		
	Total Population	3577	100.0%
	Number of Disabled Persons	311	8.7
	● NEIGHBORHOOD ORGANIZATIONS		
	Number of Neighborhood-Oriented Associations	4	
	Arch Street Neighborhood Preservation Group		
	Hillside Better Berkeley		
	Walnut Street Group		
	Oxford Street Neighborhood Preservation Org.		

INDICATORS	NUMBER	%
• AUTOMOBILE AVAILABILITY		
All Occupied Housing Units	1593	100.0%
With No Auto	206	12.9
With One Auto	815	51.2
With Two Autos	386	24.2
With Three or More Autos	76	4.8
• MEANS OF TRANSPORTATION TO WORK		
All Workers	1629	100.0%
Private Auto	1059	65.0
Bus or Streetcar	180	11.0
Walked to Work	229	14.1
Worked at Home	94	5.8
Other	67	4.1

• FREQUENCY OF BUS SERVICE

	Bus No.	
Regular Service	F	Every 10 Min.
	7	" 30 "
	33X	" 15 "
	67	" 30 "
Irregular Service	FX	Rush Hour Only
	FXX	"

• 24-HOUR TRAFFIC VOLUMES	
Shattuck	1,400
Cedar	4,750
Oxford	10,000
Spruce	9,500
Euclid	6,900
La Loma	3,800

TRANSPORTATION INDICATORS

INDICATORS	NUMBER	%
● TRAFFIC ACCIDENTS AT MAJOR INTERSECTIONS		
Total Accidents	69	100%
Shattuck & Rose	18	26.1
Shattuck & Cedar	9	13.0
Shattuck & Vine	10	14.5
Walnut & Vine	8	11.6
Oxford & Vine	7	10.1
Oxford & Cedar	9	13.0
Spruce & Cedar	8	11.6

TRANSPORTATION INDICATORS

- Auto Accidents: all traffic-related accidents involving autos, motorcycles, and pedestrians at major street intersections.

- Child Abuse Statistics: includes a few cases of child negligence. Figures on child abuse as well as infant death and suicide cases cover more than a one-year period in order to give a greater sampling of such incidents.

- Child Care Facilities: a variety of facilities offering a mixture of services throughout the day and evening. Some of these facilities are licensed by the Alameda County Welfare Department.

- Disabled Population: people with disabling conditions classified as musculo-skeletal disorders (i.e. loss or impairment of limbs), nervous system disorders (i.e. paralysis), and sense-response disorders (i.e. visual impairments).

- Family: two or more persons living in the same housing unit who are related by blood, marriage, or adoption (no families are recognized in group quarters). All persons living in a housing unit and related to each other are therefore regarded as one family. For instance, a son of the head and his wife living in the house are treated as part of the head's family.

- Health Facilities: public and private facilities such as hospitals, neighborhood clinics, and convalescent homes.

- Household: pertains to one, two or more related or unrelated individuals living in the same housing unit.

- Juvenile: pertains to individuals 17 years old and under (18 years and above are considered adults).

- Juvenile Offender by Occurence: pertains to the neighborhood where the actual incidents of crime by juveniles took place.

- Juvenile Offender by Residence: pertains to where the offender resides within the city.

- Multiple Listing Service: a regular publication of the Berkeley Board of Realtors which contains housing information such as houses sold, sale price, addresses, housing size, etc.

- Neigborhood-Oriented Organizations: all neighborhood associations--regardless of current activeness, membership size, or length of existence--whose primary focus is the promotion and protection of well-being in certain small geographic areas of Berkeley. City-wide groups such as the Berkeley Black Caucus, Ecology Center, Asian American Community Alliance, Urban Care, and the League of Women Voters are therefore not included.

DEFINITIONS

- Poverty: according to 1974 OEO guidelines, a household is classified as poor if its total income for the year amounts to or is below the following:

  1 person ---- $2,330

  2 person ---- $3,070

  3 person ---- $3,810

  4 person ---- $4,580

  5 person ---- $5,290

  6 person ---- $6,030

  7 person ---- $6,770

- Rest Home and Convalescent Home: rest homes refer to housing facilities used exclusively by the elderly as a place of residence. Convalescent homes pertain to those facilities where people require some medical attention, with both medicine and staff being provided. Since the term convalescent is synonymous with sanitarium, facilities using that term are included.

- Tuberculosis Statistics: denotes both active, quiescent, and inactive T.B. cases.

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  2) The People of Berkeley, Where They Are, Berkeley Planning Department (May 1973)
  3) The People of Berkeley, Who They Are, Berkeley Planning Department (January 1973)
  4) U.S. Census, 1970 (H-1, Occupancy, Utilization, and Financial Characteristics of the Population)
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  7) U.S. Census, 1970 (Table 2, Block Statistics on Housing Units and Population)

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  4) Contacts Influential, Commerce and Industry Directory (1974-75)
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  6) U.S. Census, 1970 (P-4, Income Characteristics of the Population)

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17) Reports on Child Abuse and Negligence Cases, Berkeley Public Health Department (1972-73)

18) Reports on Infant Deaths, Berkeley Public Health Department (1970-1973)

19) Reports on Suicide Cases, Berkeley Public Health Department (1970-1973)

20) Report on Tuberculosis Statistics, Berkeley Public Health Department (1973)

21) U.S. Census 1970 (P-1, General Characteristics of the Population)

● REFERENCES FOR TRANSPORTATION INDICATORS

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3) Neighborhood Traffic Study, Deleuw, Cather & Company (July 1974)

4) Patrol Division Reports, Berkeley Police Department (1973)

5) Traffic Volume Survey, Berkeley Public Works Department (1972)

6) U.S. Census 1970 (H-2, Structural, Equipment, and Financial Characteristics of Housing Units)

7) U.S. Census 1970 (P-2, Social Characteristics of the Population)